

Message Text

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53

ACTION OIC-04

INFO OCT-01 EUR-06 ADP-00 ST-01 MBFR-03 FBO-01 /016 W

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R 241100Z AUG 73

FM AMEMBASSY VIENNA

TO SECSTATE WASHDC 9745

LIMITED OFFICIAL USE VIENNA 6990

E.O. 11652: N/A

TAGS: OCON, PARM, AU

SUBJ: MBFR: FACILITY FOR U.S. DELEGATION

1. LEASE FOR MBFR OFFICE FACILITY HAS BEEN WORKED OUT
AND WILL BE SIGNED WEEK OF AUGUST 26, EFFECTIVE DATE SEPTEMBER 1.

ENTIRE STAIRCASE I (EXCLUDING CARETAKERS APARTMENT) AS

SPECIFIED ON DRAWING, COMPRISING A TOTAL OF 2,034.71 M2.

MONTHLY BASIC RENTAL PAID YEARLY IN ADVANCE: AS 151,000.00, LESS

3 PERCENT 4,530.00, TOTAL 146,470.00. SQUARE METER PRICE AS71.98.

ANNUAL RENT AS 1,812,000.00

LESS 3 PER CENT AS 54,360.00

TOTAL AS 1,757,640.00

PLUS 8 PER CENT VALUE ADDED TAX AS 140,611.00

TOTAL AS1,898,251.00

OPERATING EXPENSES (ESTIMATED)

10 PERCENT OF BASIC RENTAL

ACTUAL ACCOUNTING AT END OF

CALENDAR YEAR AS 175,764.00

CONTRACT REGISTRATION FEE 1 PERCENT OF ANNUAL BASIC

RENTAL RATE; PAYABLE FOR ALL THREE YEARS WITH

THE FIRST YEAR'S RENT 52,728.00

GRAND TOTAL (FIRST YEAR'S PAYMENT) AS 2,126,743.00

IN ADDITION THERE IS ONE MONTH RENTAL

AGENT'S FEE AS 146,470.00

2. POST PLANS TO ISSUE CONTRACT FOR LIGHT FIXTURES

AT APPROXIMATE COST OF AS 435,590.00 AS TIME IS

IMPORTANT, REQUEST GUIDANCE AS TO SENIOR OFFICERS'

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OFFICES AND APPROXIMATE LOCATION OF LIGHT FIXTURES ON

ENTIRE FIVE FLOORS.

3. AS FURNITURE PRICES EXTREMELY HIGH IN VIENNA, WE RECOMMEND CONTACTING OPR/ST AND HAVING THEM PROCURE SIX BEDROOM SETS, A LARGE DINING ROOM SUITE, AND LARGE LIVING ROOM SUITE FOR SIX MARINES ASSIGNED TO MBFR. LOCAL PROCUREMENT COULD BE MADE IN WASHINGTON AND SENT IN SEA-LAND CONTAINER TO VIENNA.

4. OFFICE FURNITURE CAN BE PROCURED IN VIENNA BUT WOULD PROBABLY BE HIGHER THAN COMPARABLE STATESIDE PRICES.

5. DOLLAR RATE EXCHANGE HAS FLUCTUATED FROM AS 16.83 TO AS 18.37 PER DOLLAR IN THE LAST THREE WEEKS.

6. POST ASSUMES FISCAL APPROPRIATION 193/41125, ALLOTMENT 1021, OBLIGATION 488225, OBJECT 2312/882 APPLIES TO ALL TRANSACTIONS FOR MBFR.HUMES

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Message Attributes

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30 JUN 2005

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